

FINAL INSPECTION REPORT

**4450 North South Street
Bozeman, Montana**

Prepared for:

Samantha and Sam Sample

Prepared by:



**697 East Cameron Bridge Road
Bozeman, Montana 59718**

406.388.7888
pristineinspections.com

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Property: 4450 North South Street Bozeman, Montana	Customer: Samantha and Sam Sample	Real Estate Professional: Jenifer Owens REMAX REALTY GROUP

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GENERAL INFORMATION

This inspection was performed in accordance with the "Uniform Inspection Standards of Practice" of **The Housing Inspection Foundation**, "The Standards of Practice" of **The American Society of Home Inspectors**, and "The Standards of Practice" of **The National Association of Certified Home Inspectors**.

This inspection was performed in compliance with an "Inspection Agreement" and/or a "Testing Agreement" entered into by **Pristine Inspections** and the client. The items and conditions of these two agreements are hereby included in this report. Within these two documents are relevant inclusions and exclusions.

This report was prepared using HomeGauge software licensed to **Pristine Inspections, LLC**.

Please note we have included a "Summary of Significant Findings" at the end of this report. The items in this summary are also found in the main body of the report. But we have copied them separately for your convenience.

In this report there may be references to Level #1, Level #2, Level #3, etc. These levels note livable spaces, starting at the lowest level.

DEFINITIONS OF TERMS USED

After reviewing each component, we assign a rating. These ratings and their definitions are listed below. The fundamental question regarding each component is whether or not it is functional. We want you to be aware of any component that is not able to do what it is expected to do. And because all material systems have a life span which is dependant on the quality of design, construction, maintenance, and usage, we also want you to know where a component is in its life span. Is it perhaps at or near the end of its ability to do what we expect it to do? For these reasons we rate or place most components into one of three groups: FUNCTIONAL, MARGINAL, or NOT FUNCTIONAL. We use several other ratings but these three are generally the most effective in conveying our observations to you.

FUNCTIONAL means that the item is performing its function and its condition is appropriate for its age and use.

MARGINAL means that the item is performing some or all of its functions, but not as intended, and/or its condition is not appropriate for its age and use. It requires repair or maintenance to become FUNCTIONAL.

NOT FUNCTIONAL means that the item is not performing its function or its condition is not appropriate for its age or use. Replacement or extensive repair will be required to make it FUNCTIONAL.

HAZARDOUS means that a potential or current human safety issue exists. Correction of the condition is recommended.

NOT COMPLETED means that this item is part of an unfinished construction issue and/or was not ready for inspection.

NOT VIEWED means this item was not visible and/or not inspected.

NOT PRESENT means this item or category is not present.

NOT APPLICABLE means this item is not applicable to this particular inspection.

STATEMENT OF INTENTION

The subject of this inspection was a single family home or a single Unit within a Condominium. Our client wanted an assessment of the major systems of the structure. This inspection was not a code inspection. And it was not an energy "audit". It was a visual inspection of the major systems with the intention of protecting equity. No exploratory, invasive, or destructive observations or testing were performed.

There are many thousands of components and parts within this structure. Not all of these items were viewed. And some of those viewed were held as "representative" of all similar parts common and present. For example, it is likely not all electrical outlets were tested. And likely not all windows were operated. But a representative sampling was studied so as to set the

"norm" for the structure within the greater intention of protecting your equity.

Although thorough, it should not be considered a total and complete list of all issues at hand. It is a solid foundation from which appropriate decisions might be made.

EXCLUSIONS

maintenance and safety exclusion

Maintenance and safety items are not within the scope of this inspection unless they constitute major and visually observable defects as defined in the Inspection Agreement. Although some maintenance and safety items may be disclosed, this report may not document all such items.

cosmetic exclusion

Cosmetic considerations are not within the scope of this inspection unless they constitute major and visually observable defects as defined in the Inspection Agreement. However some items, which may be considered cosmetic in nature, may have been noted to assist you in evaluating other issues covered in the Inspection Agreement.

GENERAL PROJECT INFORMATION

Home Faces: east	Address Designation: easy for emergency and maintenance people	Area: inside the city
Residence Type: stand alone	Units in Structure: 1	Structure Type: conventional
Square Footage: reported to be 2200	Number of Living Levels: 4	Number of Bedrooms: 4
Number of Bathrooms: 2	Age of Structure: reported built in 1910 / on new foundation	Street: through
Street Paved: yes	Grounds/Roof Surface Moisture: partially snow covered	Ambient Moisture: dry
Temperature/Exterior: 29	Humidity/Exterior: 43	Temperature/Interior: 63
Humidity/Interior: 42	Current State: occupied	Water Source: municipal
Sewer Source: municipal	Testing/Radon: no	Testing/Water: no
Consulting: no	Client Present: no	Client's Realtor Present: no
Photographs Included: yes		

1. GENERAL EXTERIOR

OVERVIEW

Water drainage through a building site wants to be done so that foundation walls and footers are kept as dry as reasonably possible. Appropriate finish grade and landscaping are recommended.

Subsurface water is not readily visible unless seen at the interior wall and floor surfaces of the crawl space or basement.

		F	MR	NF	HZ	NC	NV	NP	NA	Styles & Materials
1.0	GENERAL SURFACE GRADE AND SLOPE	X								DRIVEWAY: DIRT/GRAVEL
1.1	RETAINING WALLS							X		WALKWAYS: CONCRETE
1.2	WELL COVER						X			ENTRY SURFACES / STEPS /
1.3	SEPTIC SYSTEM						X			RAILINGS: FRONT ENTRY
1.4	CLEARANCES	X								COVERED WOOD
1.5	GRADE CLEARANCE AT WALLS	X								STEPS / YES RAILINGS / YES
1.6	FOUNDATION WELLS							X		REAR ENTRY UNCOVERED
1.7	SPRINKLER HEADS						X			CONCRETE STEPS / NO
1.8	DRIVEWAY/WALKWAYS	X								RAILINGS / NO SIDE ENTRY
1.9	PORCHES, DECKS, STEPS, AND RAILINGS	X								COVERED WOOD
1.10	EXTERIOR FOUNDATION WALLS	X								STEPS / YES RAILINGS / YES
1.11	EXTERIOR SKIN	X								EXTERIOR FOUNDATION WALLS:
1.12	WINDOWS/DOORS	X								CONCRETE ONE POUR
1.13	WALL VENTS, HOSE BIBBS, AND ELECTRIC OUTLETS	X								FOUNDATION WELLS: NONE
1.14	MISCELLANEOUS						X			

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EXTERIOR SKIN:
DIMENSIONAL WOOD SIDING
WOOD SHINGLES

DOORS/ENTRIES:
HINGED
SLIDING PANEL
METAL
VINYL
3 ENTRIES

WINDOWS:
VINYL
WOOD
METAL EXTRUSION
THERMOPANE
SINGLE PANE

WALL VENTS:
DRYER TYPE VENT(S)

Comments:

1.0 In general the property sloped downward toward the north.



1.0 Picture 1

1.9 Wood components which have been treated with preservatives that retard the growth of microorganisms may cause increased oxidation and/or degradation of the fasteners used in their assembly. This may compromise their structural integrity. Testing for the chemicals within these wood components and their fasteners is beyond the scope of this inspection. Further observations are recommended if these issues are considered relevant.

1.10 This older home was set on a newer foundation system.



1.10 Picture 1

1.14 There was a 6" diameter hornet or wasp nest or remnant at the north roof eve. It is not uncommon for hornets and wasps to return to their former homes. They may attempt to rebuild and enlarge their nests even though their original structures have been totally removed. Removal and attention to their possible return is recommended.

2. ROOF SYSTEM/DRAINAGE

OVERVIEW

A roof is designed to collect and disperse water from the upper surfaces of a structure. Often in the process water is collected and placed at the foundation wall. Appropriate gutters, kickers, and site drainage installed so as to move water away from the foundation wall is prudent.

The top surface of the roof, the part we see, is often only one of its protective layers. This is the layer that takes the abuse of sun, wind, hail, and ice. But there are other layers underneath that may keep water from leaking through to the interior of the structure. The visual appearance of a roof may not be the only measure of its ability to protect the interior of the structure from moisture penetration.

		F	MR	NF	HZ	NC	NV	NP	NA	
2.0	ROOF SURFACE		X							Styles & Materials ROOF VIEWED FROM: GROUND LADDER BINOCULARS SPOTTING SCOPE
2.1	DESIGN/PITCH	X								ESTIMATED AGE: IN SECOND THIRD
2.2	PENETRATIONS	X								DESIGN/PITCH: GABLE 6/12
2.3	ROOF VENTILATION	X								MAIN RIDGE DIRECTION: NORTH/SOUTH
2.4	FLASHINGS AND VALLEYS	X								LEVELS / LAYERS: SINGLE LEVELS 1 LAYER
2.5	CHIMNEYS AND FLUES	X								SURFACE TYPE: ASPHALTIC SHINGLES 3 TAB STYLE
2.6	SOFFITS, FASCIA, AND TRIM	X								ROOF OVERHANG: 0.0 INCHES
2.7	GUTTERS, DOWNSPOUTS, DIVERSIONS		X							PENETRATIONS: 4
										ROOF VENTILATION OUTLETS: NONE
										VALLEYS: SHINGLES
										FLASHINGS: METAL
										CHIMNEYS/FLUES: METAL FLUE PIPE MASONRY CHIMNEY
										SKY LIGHTS: NO
										SOFFITS/VENTILATION: SOFFITS ENCLOSED WITH WOOD NO VENTILATION OPENINGS
										FASCIA/TRIM: WOOD FASCIA WOOD TRIM
										ICE DAMS/HEAT TAPE: ICE DAMS/NO HEAT TAPE/NO
										GUTTERS/DOWNSPOUTS: CONTINUOUS METAL
										DOWNSPOUT DIVERSIONS: NOT PRESENT

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Comments:

2.0 Although generally functional this roof had shingles at the front porch that were placed on a roof slope with less than a 4/12 pitch. This may require above average maintenance during the life span of the roof.



2.0 Picture 1

2.6 A piece of fascia at the west side of the south gable end had a hole in it. Maintenance is recommended so as to keep critters entering the roof structure.

2.7 Some roof edges did not have gutters. A full complement of gutters, downspouts, and diverters is recommended. It is recommended that water draining off the roof be diverted away from the foundation so as not to promote inordinate settling.

3. EXTERIOR UTILITIES

OVERVIEW

Utilities want to arrive at this structure in a safe, proscribed, and efficient manner.

		F	MR	NF	HZ	NC	NV	NP	NA	Styles & Materials
3.0	ELECTRICAL SERVICE ACCESS	X								ELECTRIC ENTRY LOCATION: WEST WALL
3.1	ELECTRICAL SERVICE ENTRY FEED	X								MAIN BREAKER: YES 200 AMP
3.2	EXTERIOR SERVICE GROUND	X								ELECTRIC SERVICE ENTRY CABLE FEED: UNDER GROUND
3.3	GAS SERVICE ENTRY	X								ELECTRIC SERVICE GROUND WIRE: 0.0 AMPS
3.4	MAIN GAS SHUT-OFF VALVE	X								GAS SERVICE ENTRY/VALVE: UTILITY COMPANY METER WEST WALL VALVE AT THE UTILITY METER
3.5	COMMUNICATIONS ENTRIES	X								COMMUNICATION ENTRIES: TV CABLE WEST WALL PHONE ENTRY POINT WEST WALL

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4. GARAGE

		F	MR	NF	HZ	NC	NV	NP	NA	
4.0	GARAGE PRESENTATION	X								
4.1	ROOF DESIGN, PITCH, AND SURFACE		X							
4.2	EXTERIOR WALLS		X							
4.3	GUTTERS, DRAINAGE, AND DIVERSIONS							X		
4.4	FOUNDATION	X								
4.5	FLOOR/STEPS	X								
4.6	ROOF STRUCTURE AND DECKING	X								
4.7	ELECTRICAL SUB PANEL		X							
4.8	DOORS	X								
4.9	WINDOWS	X								
4.10	INTERIOR CEILING/WALLS	X								
4.11	OUTLETS, SWITCHES, AND PHONE JACK		X							
4.12	HEAT SOURCE						X			
4.13	FIREWALL								X	
4.14	MISCELLANEOUS		X							

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Styles & Materials
GARAGE SIZE/TYPE:
 DETACHED
 TWO CAR
 PLUS EXTRA SPACE

ROOF TYPE/SURFACE:
 GABLE
 ASPHALT SHINGLES

EXTERIOR WALLS:
 COMPOSITE WOOD SIDING

GUTTERS/DRAINAGE/DIVERSIONS:
 NONE

FOUNDATION:
 SLAB ON GRADE

FLOOR:
 CONCRETE

ROOF STRUCTURE/DECKING:
 TRUSS
 2 x 4
 24" o.c.
 CDX PLYWOOD PANELS

CEILING INSULATION:
 NOT VIEWED

GARAGE DOORS:
 ONE DOUBLE DOOR
 METAL
 INSULATED
 MANUAL OPERATION

MAN DOORS:
 SOUTH
 TO EXTERIOR

WINDOWS:
 EXTRUDED METAL
 OPERABLE
 SINGLE PANE

HEAT SOURCE:
 CEILING MOUNTED HEATER
 GAS
 THERMOSTAT/YES
 FAN/YES
 NOT OPERATED

OUTLETS/SWITCHES/PHONE JACK:
 OUTLETS/YES
 SWITCHES/YES
 PHONE JACK/NOT VIEWED

Comments:

4.0 There was an detached two car shop / garage.

4.1 This roof was aged but was Functional. There were curled shingles. There were split shingles.

4.2 Some siding was weathered. Coatings are recommended.



4.2 Picture 1

4.4 Convenient and visual access was denied by stored materials.

4.5 Convenient and visual access was denied to some parts of the floor by stored materials.

4.7 There was a panel near the gas furnace at the west end of the north wall. This panel was not inspected. This panel may be a Zinsco panel. If so, replacement parts may be so expensive as to warrant a new panel installation. Further observations are recommended.

4.10 In general the interior walls and ceiling were finished. Much of the structure, wiring, and insulation could not be viewed.

Convenient and visual access was denied by stored materials.

4.11 Several junction box covers were missing. Covers are recommended.

There was an uncovered "interior" box at the south east corner of the structure. Enclosing these wires within an approved waterproof box is recommended.



4.11 Picture 1

4.12 The visible elements of the flue and chimney were viewed. Examination of concealed or inaccessible portions was not possible without some disassembly which is beyond the scope of this inspection. We recommend further observations by a certified and insured fireplace technician.

The gas supply line valve was turned off. This unit appeared not to have been used in the past several years. Further observations by an insured certified HVAC technician is recommended.

4.14 Hornet nests were viewed at the apex of the east gable end. Caution is recommended.

5. FOUNDATION STRUCTURE

OVERVIEW

Much of the exterior surface of the foundation wall is generally not visible because it is below ground. It's interior surface may or may not be finished, and thus, may or may not be visible.

How the walls and footers of this foundation system handle water and moisture is most crucial. Ground water settling of substrate materials, expansion of surrounding soils, freezing and thawing at and near the foundation walls, and, naturally shifting hydraulic pressures, are issues to be respected.

		F	MR	NF	HZ	NC	NV	NP	NA	Styles & Materials
5.0	ENTRY TO LOWEST INTERIOR SPACE	X								BASEMENT FINISHED
5.1	ACCESSIBILITY WITHIN	X								ENTRY LOCATION: STAIR WELL
5.2	FLOOR	X								HOW VIEWED: WALKED
5.3	BEARING STRUCTURE	X								FLOOR: CONCRETE
5.4	MAIN FLOOR DECK STRUCTURE		X							EXTERIOR STRUCTURAL FRAME: WOOD FRAMED WALLS ABOVE POURED CONCRETE WALLS BELOW FOOTERS/ONE LEVEL
5.5	FLOOR VAPOR BARRIER						X			INTERIOR STRUCTURAL FRAME: FULL WALLS FINISHED WOOD / 2 x 4
5.6	WALL INSULATION						X			FLOOR DECK: JOIST/DIMENTIONAL LUMBER 2 X 4 2 X 6 2 X 8 16" o.c.
5.7	RIM JOIST INSULATION						X			DECK/DIMENTIONAL LUMBER FLOOR/NOT INSULATED MOISTURE EVIDENCE/NO
5.8	VENTILATION		X							WALLS/WALL INSULATION: WALLS VIEWED/NO
5.9	MOISTURE EVIDENCE						X			RIM JOIST INSULATION: NOT VIEWED
5.10	RADON REMEDIATION							X		VENTILATION: INFILTRATION STAIRWELL
5.11	ORGANISMS						X			ORGANISMS: NOT VIEWED
5.12	MISCELLANEOUS CONDITIONS						X			

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Comments:

5.4 Observations were severely limited. In several places "rough" cut 2 X 4's were floor joists. No sagging was noted. Supporting walls appeared appropriate. This space was finished. Most structural components, wiring, insulation, and plumbing were Not Viewed.

5.8 Windows in this lower space were blocked or encapsulated.

6. ATTIC AND ROOF STRUCTURE

OVERVIEW

Vapor barriers placed over exposed soil in crawl spaces and basements are always recommended. Vapor barriers significantly diminish the amount of condensation throughout the structure. This is especially so for the attic spaces above.

Copious attic ventilation is attractive for at least two reasons. As air moves freely through an attic space, it keeps the space dry. And because there is always a "chimney effect" within a structure as air and heat rise, the entire interior of the structure will be more dry. Good attic ventilation also helps dissipate the "mass" of roof heat during hot summer months. This lowers the temperature of the upper roof surface. Thus, the exterior roof surface will likely last longer.

		F	MR	NF	HZ	NC	NV	NP	NA	Styles & Materials
6.0	ACCESS	X								ATTIC: PRESENT
6.1	ROOF STRUCTURE	X								ENTRY LOCATION: CEILING
6.2	ROOF DECKING	X								BED ROOM NORTH SURFACE
6.3	INSULATION	X								HOW ACCESSED: LADDER
6.4	VENTILATION OF SPACE	X								VIEWED FROM ENTRY HOLE
6.5	EXHAUSTS INTO THIS SPACE						X			STRUCTURE: STICK-BUILT
6.6	MISCELLANEOUS CONDITIONS						X			2 X 4 24" o.c. DIMENSIONAL BOARDS

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INSULATION:
BATT
FIBERGLASS
ROUGHLY 6" DEEP

VENTILATION OF SPACE:
INFILTRATION
VENT CHUTES / NO
NO TRADITIONAL COMPONENTS

EXHAUSTS INTO SPACE:
NOT VIEWED

MISCELLANEOUS CONDITIONS:
NOT VIEWED
ROOF AND CEILING INSULATION

7. ELECTRICAL SYSTEM

OVERVIEW

Electrical systems commonly found within our homes fall into several generations of technology. But they also all fall into two broad general categories. There are those systems that are newer, and grounded. And there are those systems that are older, and not grounded. Most modern electrical appliances like computers, refrigerators, televisions, and washing machines require grounded systems for proper function. Plugging these newer appliances into an ungrounded system may put your appliance and your electrical system at risk.

		F	MR	NF	HZ	NC	NV	NP	NA	
7.0	PRIMARY PANEL LOCATION AND ACCESSIBILITY	X								Styles & Materials LOCATION OF PANEL: HALLWAY STAIRWELL WEST WALL LEVEL #3 PANEL MANUFACTURER: SQUARE D PANEL AND BREAKERS/MATCHED MAIN DISCONNECT AT PANEL: NO MAIN SERVICE CABLES: SINGLE PHASE/4 WIRE/120.240 VOLT ALUMINUM CABLE OXIDE INHIBITOR/YES ENTRY/BOTTOM PANEL GROUNDING BUSS: SEPARATE AMPERAGE AT PANEL GROUND CABLE: NOT VIEWED MISC. ITEMS AT PANEL: GFI/YES AFCI/NO SPACES/YES BRANCH WIRING TYPE: 3 WIRE VINYL SHEATHED BRANCH WIRES / INTERRUPTERS: COPPER WIRE ALUMINUM WIRE OXIDE PASTE/NO BREAKERS EXPECTED FLOW/YES 20 AMP BREAKERS SECONDARY GROUND / AMPERAGE: NOT VIEWED ELECTRICAL FIXTURES: GROUNDED GFI DOOR BELLS: NONE
7.1	MAIN PANEL DISCONNECT							X		
7.2	MAIN FEED CONDUCTORS		X							
7.3	PANEL GROUNDING		X							
7.4	BRANCH CIRCUIT CONDUCTORS		X							
7.5	PANEL GFI, AFCI, AND SPACES		X							
7.6	FIXTURES, SWITCHES, AND OUTLETS			X						
7.7	INTERIOR SYSTEM GROUND						X			
7.8	SECONDARY PANEL						X			
7.9	DOOR BELLS							X		
7.10	FIRE DETECTORS						X			
7.11	SECURITY SYSTEM							X		
7.12	OTHER DETECTORS						X			

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Comments:

7.2 The main entry ground cable was not fastened to the panel ground buss. Fastening this cable to the main ground buss is recommended. Having this work performed by an insured and licensed electrician is recommended.

Voltage was measured at the main entry cables. It was 124.8 volts.

7.3 See 7.2 above.

7.4 One or more branch circuit cables were made of aluminum. One or more of these conductors were not coated with an oxide inhibitor. Coating

aluminum cables with an oxide inhibitor is recommended.

7.5 There was an "open" knock out hole in the panel box. A cover over this hole is recommended.



7.5 Picture 1

7.6 There was a broken light switch at the east wall of the water heater room. Maintenance is recommended.

7.8 There was a secondary panel at the west end of the north wall of the garage.

8. PLUMBING SYSTEM

		F	MR	NF	HZ	NC	NV	NP	NA	Styles & Materials
8.0	WATER SERVICE ENTRY	X								WATER SERVICE ENTRY: BASEMENT BEDROOM EAST WALL ONE MAIN VALVE
8.1	MAIN WATER SHUT OFF VALVE	X								
8.2	PRESSURE, PRESSURE REGULATOR, AND TANK	X								SUPPLY PIPING: COPPER VINYL
8.3	WATER SYSTEM GROUND							X		
8.4	FIXTURE VENTING		X							PRESSURE CONTROL: REGULATOR/NO
8.5	CLEAN OUT						X			WATER PRESSURE: 60-80 PSI (HIGH NORMAL)
8.6	FLOOR DRAIN	X								WATER SYSTEM ELECTRICAL
8.7	SUMP PUMP / LIFT PUMP							X		GROUND: NOT PRESENT
8.8	SUPPLY LINES / FAUCETS / FIXTURES		X							DRAINAGE PIPING: PVC CASTE
8.9	WASTE LINES/BASINS		X							CLEAN OUT: NOT VIEWED
8.10	TOILETS	X								FLOOR DRAIN: NEAR WATER HEATER
8.11	WATER HEATER / OPERATIONS / TEMPERATURE	X								TOILETS: 2 PIECE VALVE/YES
8.12	WATER HEATER / OVERFLOW VALVE AND PIPE	X								
8.13	WATER HEATER / VENTING								X	
8.14	WATER HEATER MAKE UP AIR SUPPLY								X	
8.15	WATER SOFTENER/TREATMENT								X	

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WATER HEATER TYPE/LOCATION:
TRADITIONAL WATER HEATER
BASEMENT
ON FLOOR

WATER HEATER POWER SOURCE:
ELECTRICITY

WATER HEATER MANUFACTURER:
MAYTAG

WATER HEATER CAPACITY/SIZE:
50 GALLON
3800 KW ELEMENTS

WATER HEATER OPERATIONS/CONNECTIONS:
ONE UNIT
INLET VALVE
BRIDGE GROUND/NO
WATER STAINS/NO
DRAIN PAN/NO
LEAKS / NO

WATER TREATMENT TYPE:
NOT PRESENT

Comments:

8.4 A plumbing vent stack at the south roof was not an appropriate height. Extending this to an appropriate height is recommended.



8.4 Picture 1

8.8 The hot and cold water supplies were reversed at the Level #1 bath sink. Maintenance is recommended.

The shower valve in the Level #1 shower had been damaged but remained functional in terms of temperature. Future maintenance will likely be required. Maintenance now is recommended.

8.9 The sink drain line in the Level #4 bath room was "slow". Maintenance is recommended.

8.11 System temperature was measured. It was 121 degrees.

8.13 This was an electric water heater. An exhaust gas vent flue was Not Applicable to this unit.

8.14 Electric water heaters require no combustion make up air.

9. HEATING AND COOLING

OVERVIEW

Air conditioning units and hot air furnaces may spread components that support microbial infections in humans. Proper cleaning and maintenance of your air handling system is recommended.

		F	MR	NF	HZ	NC	NV	NP	NA	
9.0	PRIMARY HEAT SOURCE TYPE/LOCATION			X						Styles & Materials MANUFACTURER: FRASER AND JOHNSON
9.1	OPERATIONS AND CONTROLS						X			PRIMARY HEAT SOURCE LOCATION: BASEMENT SET ON FLOOR
9.2	FIXTURE VENTING		X							HEATING TYPE: FORCED AIR FURNACE
9.3	FIXTURE MAKE UP AIR	X								FUEL SUPPLY/SIZE: GAS 120000 BTU
9.4	BRANCH DISTRIBUTION SYSTEM	X								SYSTEM OPERATED: YES
9.5	DUCTWORK GROUND	X								OPERATIONS/GENERAL: 1 UNIT STANDING PILOT LIGHT DIRT LEG/YES GAS SHUT OFF VALVE/YES ELECTRIC SHUT OFF SWITCH/NO MOISTURE/CORROSIAN/YES CONDENSATE PUMP/NO FAN SWITCH / NO THERMOSTAT/WALL MOUNTED
9.6	FILTER						X			DUCTWORK GROUND CHECK: 0.0 AMPS
9.7	HEAT EXCHANGER						X			VENTING: METAL CORROSION/NO OUT THE ROOF
9.8	SECOND HEATING SOURCE							X		FILTER: NOT VIEWED
9.9	THIRD HEATING SOURCE							X		MAKE-UP AIR: INFILTRATION INTERIOR SPACE
9.10	FIREPLACE							X		SECOND HEATING SOURCE: NOT PRESENT
9.11	HEARTH, MANTLE, FLOOR, AND WALL								X	
9.12	FIREPLACE FLUE								X	
9.13	FIREPLACE DAMPER								X	
9.14	COOLING EQUIPMENT							X		
9.15	HUMIDIFIER / ELECTROSTATIC PRECIPITATOR / VENTILATOR								X	

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Comments:

9.0 Access to this furnace was blocked by interior walls and built in shelving. This may be challenging during an emergency. Efficient and effective access is recommended.



9.0 Picture 1

9.1 The design of this unit required disassembly of some components to visually access the burners. This is beyond the scope of this inspection. There was no corrosion on or in the areas I could view. There were no signs of malignant moisture intrusion. Sounds from the burners, when ignited and when burning, were typical of functioning burners. There was no definitive combustion odor exterior to the unit. Testing this units efficiency is beyond the scope of this inspection.

A thermostat was located on the south wall of the Level #3 living room. The unit was operated from this thermostat.

An electric shut off switch was not located. An electric shut off switch is recommended.

9.2 This furnace was essentially inaccessible. Some of the visible elements of the flue vent were viewed. Examination of concealed or inaccessible portions was not possible without some disassembly which is beyond the scope of this inspection.

Clearances at the flue pipe were minimal. Further observations by an insured and certified HVAC technician are recommended.

9.7 This was a visual inspection and the heat exchanger was not available without some disassembly. It is recommended that an HVAC person be consulted if the client desires the functioning of this component to be verified.

9.8 There was a wood stove in the north west corner of the north addition. It's flue pipe was disassembled and plugged. A flue cap was missing on the exit orifice.



9.8 Picture 1

10. APPLIANCES

		F	MR	NF	HZ	NC	NV	NP	NA	Styles & Materials
10.0	OVEN AND COOK TOP	X								OVEN: ELECTRIC
10.1	VENT HOOD	X								COOK TOP: ELECTRIC
10.2	REFRIGERATOR	X								WASHER CONNECTIONS: WASHER PAN/NO 2" DRAIN LINE
10.3	DISHWASHER	X								
10.4	MICROWAVE							X		DRYER CONNECTIONS: ELECTRIC
10.5	DISPOSER	X								GAS
10.6	COMPACTOR							X		GAS SHUT OFF VALVE
10.7	WASHER/DRYER CONNECTIONS	X								
10.8	WASHER/DRYER				X					
10.9	HOT TUB/STEAM UNIT/SAUNA/WHIRLPOOL							X		
10.10	WHOLE HOUSE VACUUM							X		
10.11	INTERCOM							X		

F MR NF HZ NC NV NP NA

F=FUNCTIONAL, MR=MARGINAL, NF=NOT FUNCTIONAL, HZ=HAZARDOUS, NC=NOT COMPLETED, NV=NOT VIEWED, NP=NOT PRESENT, NA=NOT APPLICABLE

Comments:

10.0 The oven was turned on and the temperature was set to 350 degrees. When the unit stabilized, it measured 354 degrees.

10.2 Freezer and refrigerator temperatures were measured. Ideal temperatures are 0 degrees and 40 degrees respectively. The actual temperatures measured were -1 degrees and 34 degrees.

10.8 The dryer was found unplugged. It was not tested.

11. GENERAL INTERIOR

OVERVIEW

Higher energy efficiencies often rely on encapsulating warm air within a structure. Tighter windows, doors, builder's paper, high efficiency heating systems, encapsulated crawl spaces, and, caulking all serve to trap air and lower our heating and cooling bills. But diminishing air flow may also diminish the "drying capacity" of the air within our structures as it fails to pass through a house easily. Although some of this additional moisture may be attractive, too much entrapped moisture may create other challenging issues with premature degradation of building materials and higher populations of microbial life. Be attentive to interior humidity levels and adjust when necessary.

		F	MR	NF	HZ	NC	NV	NP	NA	Styles & Materials
11.0	CEILINGS	X								CEILINGS: TEXTURED/PAINTED SHEET ROCK
11.1	WALLS	X								WALLS: TEXTURED/PAINTED SHEET ROCK
11.2	FLOORS			X						FLOORS: VINYL CARPET
11.3	WINDOWS	X								WINDOWS: VINYL WOOD METAL THERMOPANE SINGLE PANE
11.4	DOORS				X					INTERIOR DOORS: WOOD
11.5	STAIRWAYS AND RAILINGS							X		STAIRWELLS/RAILINGS: FINISHED TREADS/CARPET TREADS/WOOD RAILINGS/WOOD
11.6	CABINETS AND COUNTERS			X						PETS: NOT VIEWED
11.7	BATH/LAUNDRY VENTILATION	X								MISCELLEANOUS: ODORS/MUSTY
11.8	MISCELLANEOUS						X			

F=FUNCTIONAL, MR=MARGINAL, NF=NOT FUNCTIONAL, HZ=HAZARDOUS, NC=NOT COMPLETED, NV=NOT VIEWED, NP=NOT PRESENT, NA=NOT APPLICABLE

Comments:

11.1 Some walls and window trim had not been completed and trimmed.



11.1 Picture 1



11.1 Picture 2

11.2 Visual access was denied to some areas by stored materials.

There was a 12" square area of flooring just to the right of the kitchen sink that was damaged. This may allow water to soak into the subfloor there. Maintenance is recommended.



11.2 Picture 1

11.4 The door to the Level #1 south east bed room had a broken lower hinge. Maintenance is recommended.

11.5 A hand rail was Not Present between Level #2 and Level #3. Installation of a hand rail there is recommended.

The step way between Level #2 and Level #3 had inconsistent stair tread heights. Caution is recommended.

11.6 There was a missing cabinet door above the kitchen stove. Maintenance is recommended.

A drawer at the north wall east of the stove was Not functional. Maintenance is suggested.

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Summary of Significant Findings

2. ROOF SYSTEM/DRAINAGE

2.0 ROOF SURFACE MARGINAL

Although generally functional this roof had shingles at the front porch that were placed on a roof slope with less than a 4/12 pitch. This may require above average maintenance during the life span of the roof.

2.7 GUTTERS, DOWNSPOUTS, DIVERSIONS MARGINAL

Some roof edges did not have gutters. A full complement of gutters, downspouts, and diverters is recommended. It is recommended that water draining off the roof be diverted away from the foundation so as not to promote inordinate settling.

4. GARAGE

4.1 ROOF DESIGN, PITCH, AND SURFACE MARGINAL

This roof was aged but was Functional. There were curled shingles. There were split shingles.

4.2 EXTERIOR WALLS MARGINAL

Some siding was weathered. Coatings are recommended.

4.7 ELECTRICAL SUB PANEL MARGINAL

There was a panel near the gas furnace at the west end of the north wall. This panel was not inspected. This panel may be a Zinsco panel. If so, replacement parts may be so expensive as to warrant a new panel installation. Further observations are recommended.

4.11 OUTLETS, SWITCHES, AND PHONE JACK MARGINAL

Several junction box covers were missing. Covers are recommended.

There was an uncovered "interior" box at the south east corner of the structure. Enclosing these wires within an approved waterproof box is recommended.

4.14 MISCELLANEOUS MARGINAL

Hornet nests were viewed at the apex of the east gable end. Caution is recommended.

5. FOUNDATION STRUCTURE

5.4 MAIN FLOOR DECK STRUCTURE MARGINAL

Observations were severely limited. In several places "rough" cut 2 X 4's were floor joists. No sagging was noted. Supporting walls appeared appropriate. This space was finished. Most structural components, wiring, insulation, and plumbing were Not Viewed.

5.8 VENTILATION MARGINAL

Windows in this lower space were blocked or encapsulated.

7. ELECTRICAL SYSTEM

7.2 MAIN FEED CONDUCTORS

MARGINAL

The main entry ground cable was not fastened to the panel ground buss. Fastening this cable to the main ground buss is recommended. Having this work performed by an insured and licensed electrician is recommended.

Voltage was measured at the main entry cables. It was 124.8 volts.

7.3 PANEL GROUNDING

MARGINAL

See 7.2 above.

7.4 BRANCH CIRCUIT CONDUCTORS

MARGINAL

One or more branch circuit cables were made of aluminum. One or more of these conductors were not coated with an oxide inhibitor. Coating aluminum cables with an oxide inhibitor is recommended.

7.5 PANEL GFI, AFCI, AND SPACES

MARGINAL

There was an "open" knock out hole in the panel box. A cover over this hole is recommended.

7.6 FIXTURES, SWITCHES, AND OUTLETS

NOT FUNCTIONAL

There was a broken light switch at the east wall of the water heater room. Maintenance is recommended.

8. PLUMBING SYSTEM

8.4 FIXTURE VENTING

MARGINAL

A plumbing vent stack at the south roof was not an appropriate height. Extending this to an appropriate height is recommended.

8.8 SUPPLY LINES / FAUCETS / FIXTURES

MARGINAL

The hot and cold water supplies were reversed at the Level #1 bath sink. Maintenance is recommended.

The shower valve in the Level #1 shower had been damage but remained Functional in terms of temperature. Future maintenance will likely be required. Maintenance now is recommended.

8.9 WASTE LINES/BASINS

MARGINAL

The sink drain line in the Level #4 bath room was "slow". Maintenance is recommended.

9. HEATING AND COOLING

9.0 PRIMARY HEAT SOURCE TYPE/LOCATION

NOT FUNCTIONAL

Access to this furnace was blocked by interior walls and built in shelving. This may be challenging during an emergency. Efficient and effective access is recommended.

9.1 OPERATIONS AND CONTROLS

NOT VIEWED

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An electric shut off switch was not located. An electric shut off switch is recommended.

9.2 FIXTURE VENTING

MARGINAL

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Clearances at the flue pipe were minimal. Further observations by an insured and certified HVAC technician are recommended.

9.8 SECOND HEATING SOURCE

NOT PRESENT

There was a wood stove in the north west corner of the north addition. It's flue pipe was disassembled and plugged. A flue cap was missing on the exit orifice.

10. APPLIANCES

10.8 WASHER/DRYER

NOT FUNCTIONAL

The dryer was found unplugged. It was not tested.

11. GENERAL INTERIOR

11.1 WALLS

FUNCTIONAL

Some walls and window trim had not been completed and trimmed.

11.2 FLOORS

MARGINAL

Visual access was denied to some areas by stored materials.

There was a 12" square area of flooring just to the right of the kitchen sink that was damaged. This may allow water to soak into the subfloor there. Maintenance is recommended.

11.4 DOORS

NOT FUNCTIONAL

The door to the Level #1 south east bed room had a broken lower hinge. Maintenance is recommended.

11.5 STAIRWAYS AND RAILINGS

NOT PRESENT

A hand rail was Not Present between Level #2 and Level #3. Installation of a hand rail there is recommended.

The step way between Level #2 and Level #3 had inconsistent stair tread heights. Caution is recommended.

11.6 CABINETS AND COUNTERS

NOT FUNCTIONAL

There was a missing cabinet door above the kitchen stove. Maintenance is recommended.

A drawer at the north wall east of the stove was Not functional. Maintenance is suggested.

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